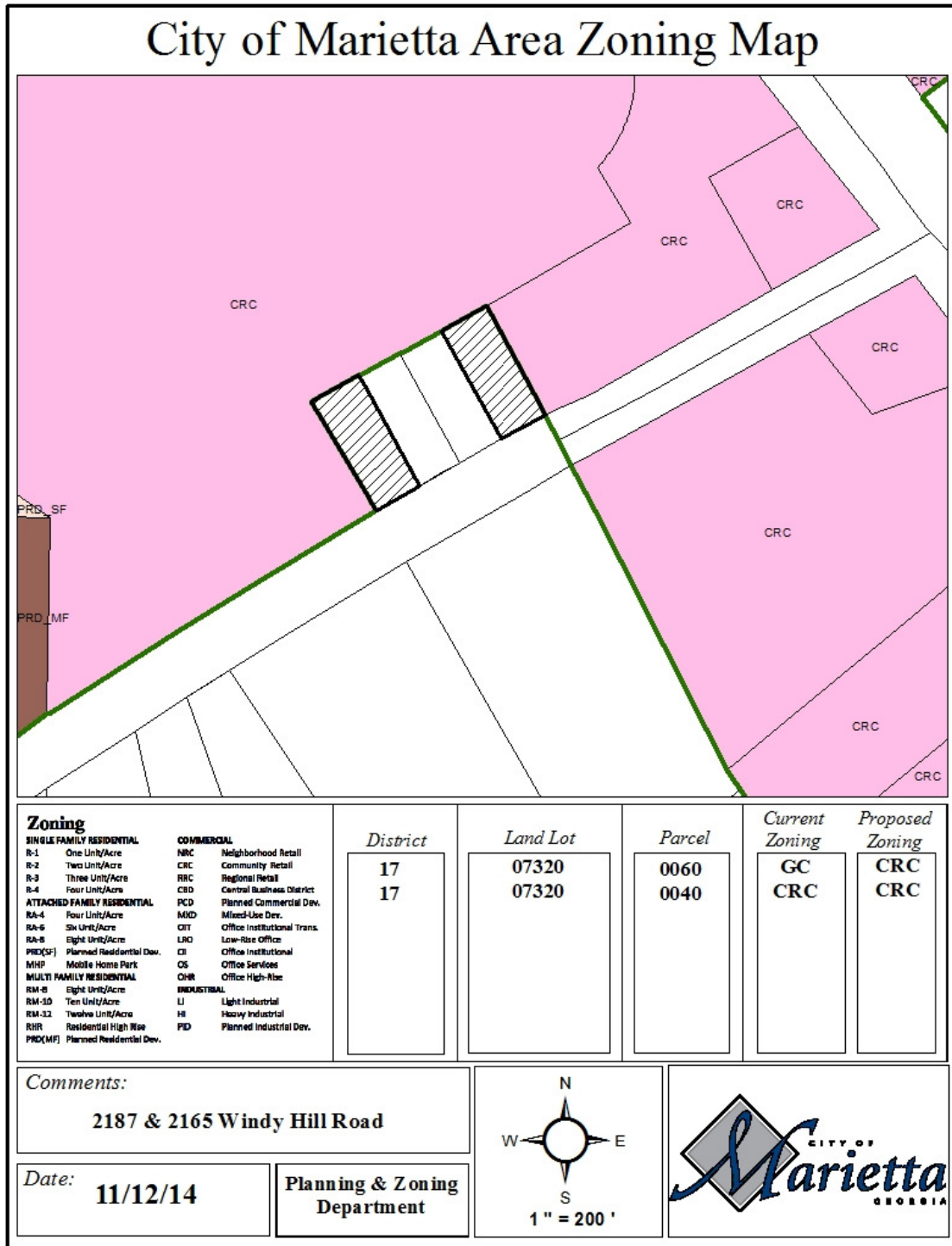
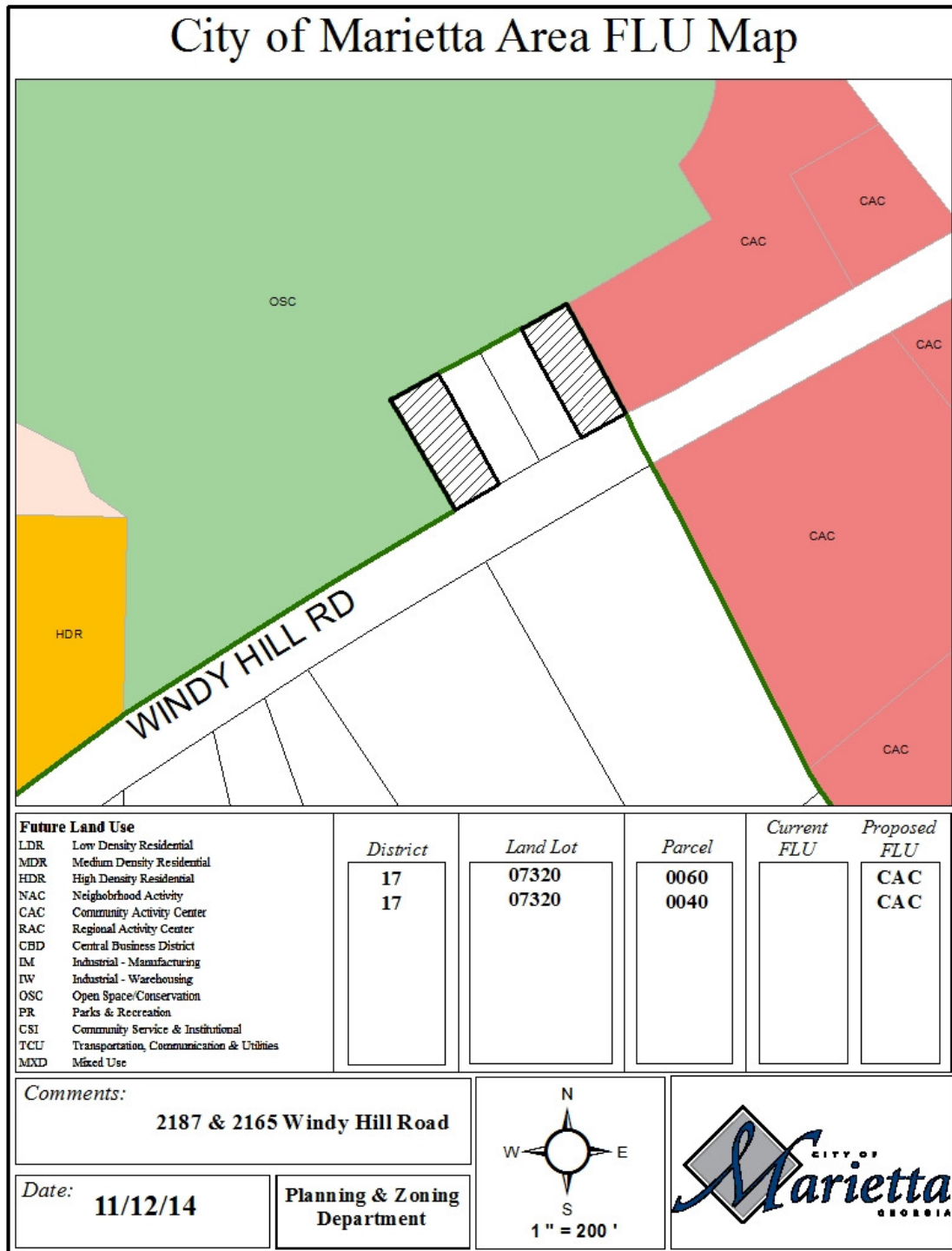


MAP



FLU MAP



PICTURES OF PROPERTY



2165 Windy Hill Road



2187 Windy Hill Road

STAFF ANALYSIS

Location Compatibility

The City of Marietta is requesting an island annexation and rezoning of two properties located at 2187 and 2165 Windy Hill Road. The properties are currently located in unincorporated Cobb County and zoned GC (General Commercial) and CRC (Community Retail Commercial). The city is seeking to assign a zoning designation of CRC to these properties. The properties are surrounded by the Georgia Memorial Cemetery, zoned CRC in the City, to the north and west. The Nalley Infiniti car dealership is located to the east and is also zoned CRC. Property across Windy Hill Road to the south is located in the municipal limits of Smyrna.

Use Potential and Impacts

The property at 2187 Windy Hill Road appears to function as additional parking or inventory storage area for the Infinity dealership to the east. A tire store operates at 2165 Windy Hill Road.

Considering the annexation and rezoning of these two properties will allow both properties to continue operating as they have in the past, there should be no adverse effects on the surrounding area or city as a whole.

The County's Future Land Use map does not indicate a Future Land Use assignment for these properties. The City, however, is requesting a future land use (FLU) for these parcels as CAC (Community Activity Center). The Comprehensive Plan describes CAC as being able to provide the retail and service needs of several neighborhoods and communities and are located along collector and arterial streets. Because Windy Hill Road is considered an arterial road and CRC is listed as a compatible zoning classification for CAC, this request is supported by the City's Comprehensive Plan.

Environmental Impacts

There is no indication of any wetlands, streams, or endangered species existing on the property.

Economic Functionality

These two properties are currently used commercially; and it is anticipated that they will continue to be used in similar capacities.



STAFF ANALYSIS CONTINUED

Infrastructure

The annexation of these two (2) parcels into the City of Marietta should not substantially increase demand for the City's water, school, electrical, or sewer infrastructure.

History of Property

Because the subject properties have been located within Cobb County, there is no history of variances, rezoning, or special land use permits on file in City records.



ANALYSIS & CONCLUSION

The City of Marietta is requesting an island annexation and rezoning of two properties located at 2187 and 2165 Windy Hill Road. The properties are currently located in unincorporated Cobb County and zoned GC and CRC. The city is seeking to assign a zoning designation of CRC to these properties. The property at 2187 Windy Hill Road appears to function as additional parking or inventory storage area for the Infinity dealership to the east. A tire store operates at 2165 Windy Hill Road.

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Prepared by: _____

Approved by: _____



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	8-inch
Capacity of the water line?	Flow test required
Approximate water usage by proposed use?	Not provided

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	N/A
Size of the sewer line?	8-inch
Capacity of the sewer line?	Study may be required
Estimated waste generated by proposed development?	Not provided
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County



DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	NO
What percentage of the property is in the flood plain?	---
What is the drainage basin for the property?	Rottenwood Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	NO
If so, is the use compatible with the possible presence of wetlands?	---
Do stream bank buffers exist on the parcel?	NO
Are there other topographical concerns on the parcel?	NO
Are the storm water issues related to the application?	NO
Potential presence of endangered species in the area?	NO

Transportation

What is the road effected by the proposed change?	Windy Hill Rd
What is the classification of the road?	Arterial
What is the traffic count for the road?	---
Estimated # of cars generated by the proposed development?	---
Estimated # of trips generated by the proposed development?	---
Do sidewalks exist in the area?	NO
Transportation improvements in the area?	NO
If yes, what are they?	---



- If proposed for construction, Site Plans will be required. Plans must include, driveways, erosion-sedimentation-and pollution control plan, stormwater management (preventing concentrated flows from adjacent property), stormwater quality (bioretention or other), and any other applicable improvements required by City Code and Georgia Stormwater Management Manual. Additional comments will be made at time of site plan submittal, if it is required.
- There can be no point discharge onto adjacent property which is not into a stream, defined drainageway, or storm sewer. Discharge will not be allowable at the property line, or into the street R.O.W. If easements are required for drainage through adjacent property, then the owner is to obtain.

EMERGENCY SERVICES

Nearest city or county fire station from the development?	Station 19 (Cobb County)
Distance of the nearest station?	1.9 miles
Most likely station for 1 st response?	Station 19 (Cobb County)
Service burdens at the nearest city fire station (under, at, or above capacity)?	None

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes_____ No X

If not, can this site be served? Yes_____ No X

What special conditions would be involved in serving this site?

Additional comments: